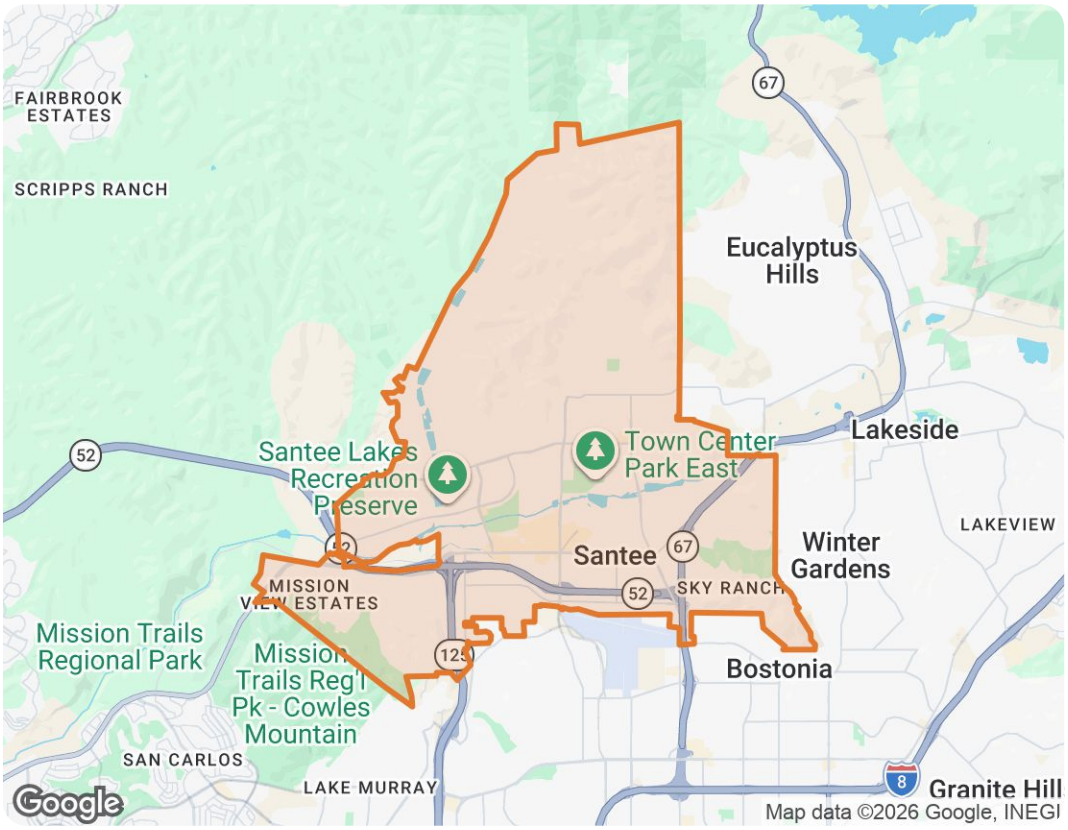
Santee, California



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Market Trends

Market Trends for Santee, California

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
1.93	100.9%	13	$736,900
3.5% MoM	0.66% MoM	7.14% MoM	4.97% MoM

October 2026 Median Estimated Property Value

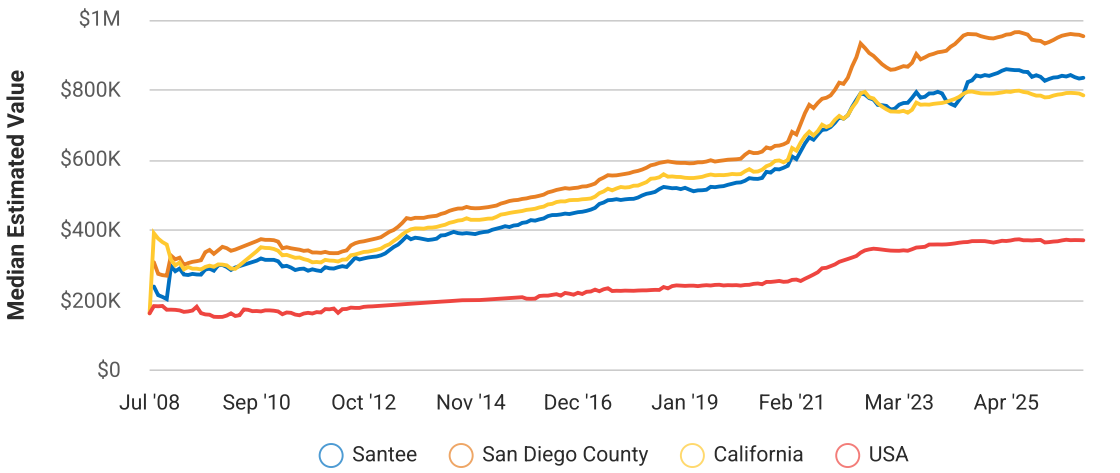
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$835,000	+0.3%	-0.3%



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September 2026 Active Listings

Santee, California

Single Family + Condo/Townhouse/Apt.

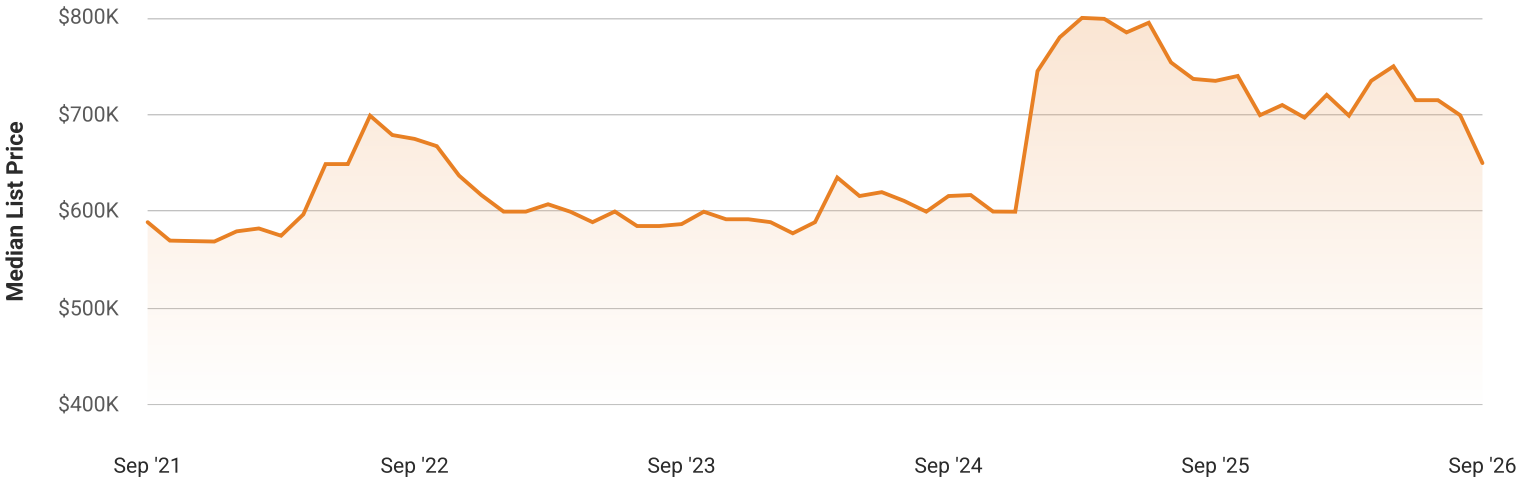
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $649,999

↓ 7.1% Month over Month



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September 2026 Sold Listings

Santee, California

Single Family + Condo/Townhouse/Apt.

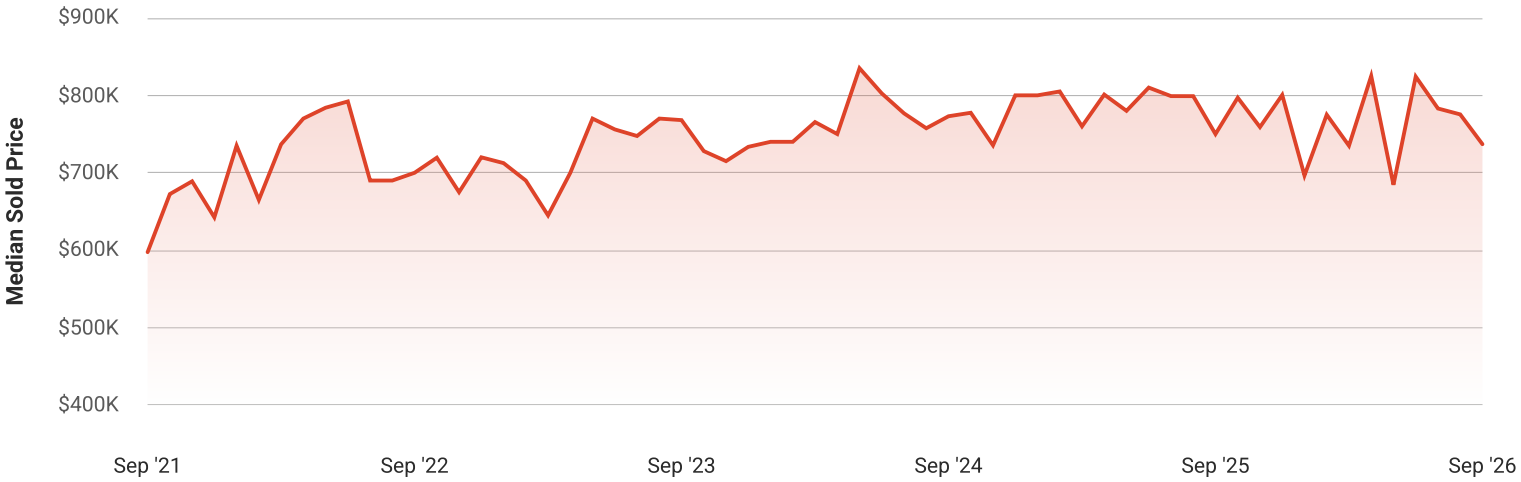
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $736,900

5% Month over Month



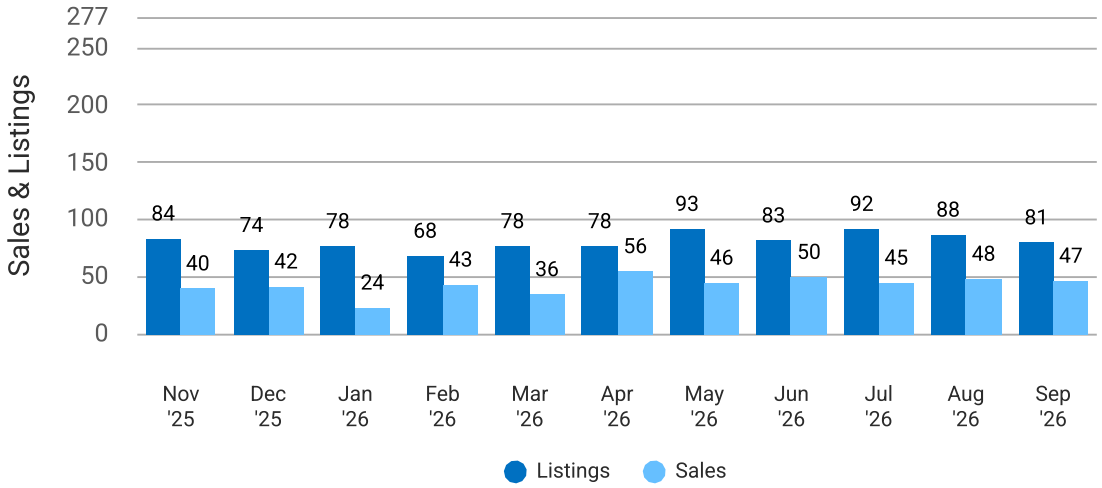
Total Sales and Active Listings in Santee, California

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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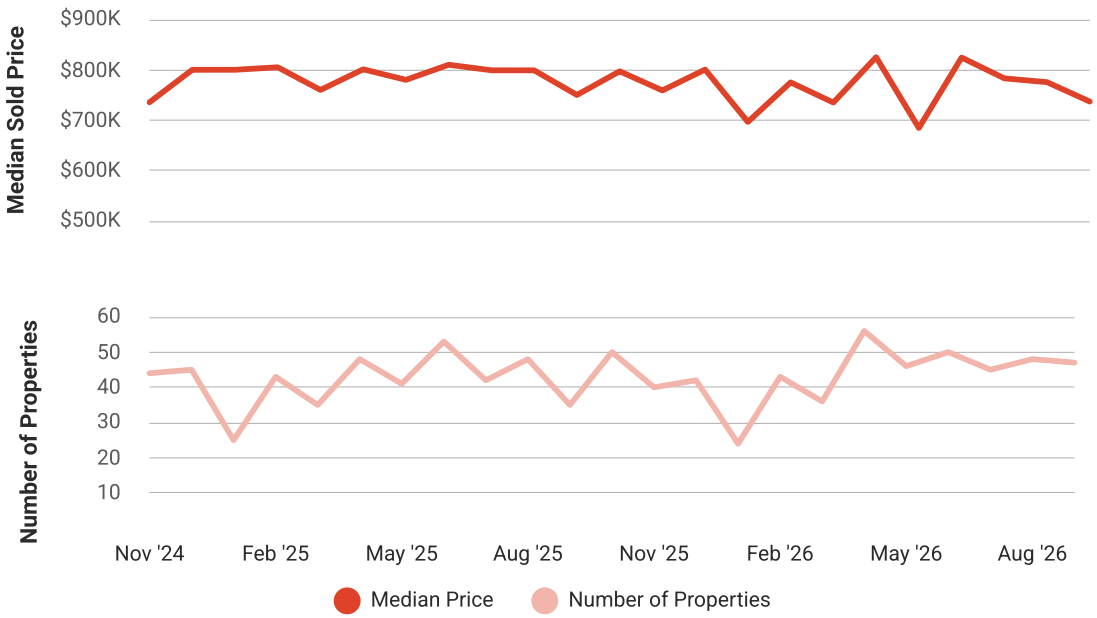
Median Sold Price vs Sold Listings in Santee, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



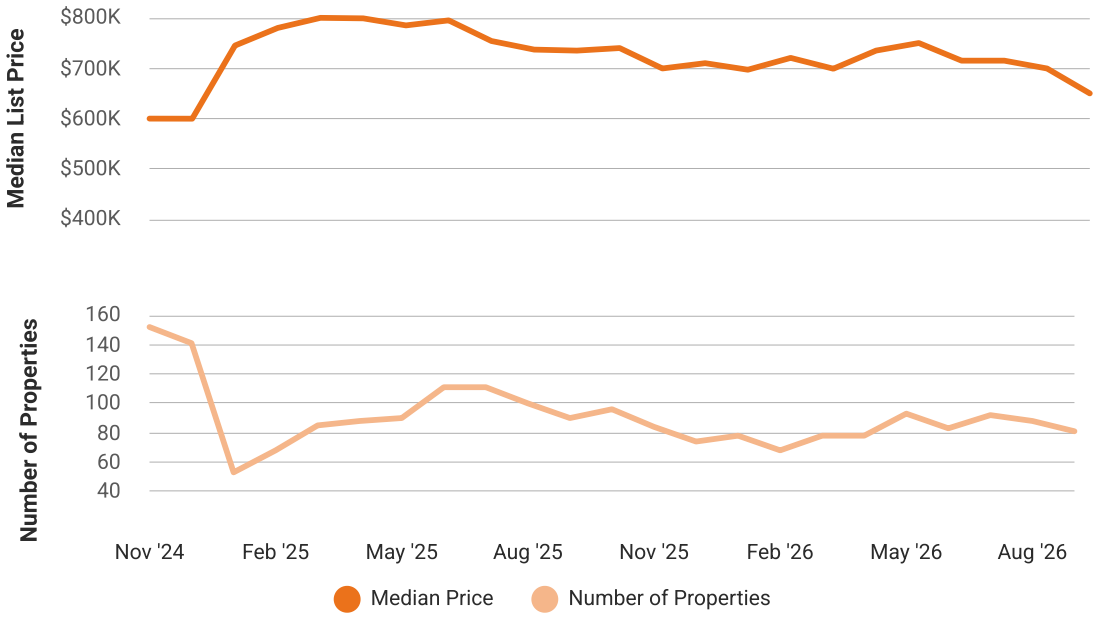
Median List Price vs Active Listings in Santee, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Santee, California

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Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$835,000	$832,820 +0.26%	$842,820 -0.93%	$837,600 -0.31%	$838,710 -0.44%	$790,530 +5.63%
Median Sold Price Last Updated: 9/30/2026	$736,900	$775,400 -4.97%	$824,250 -10.6%	$750,000 -1.75%	$773,000 -4.67%	$768,000 -4.05%
Median List Price Last Updated: 9/30/2026	$649,999	$699,450 -7.07%	$715,000 -9.09%	$734,949 -11.56%	$616,000 +5.52%	$587,000 +10.73%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

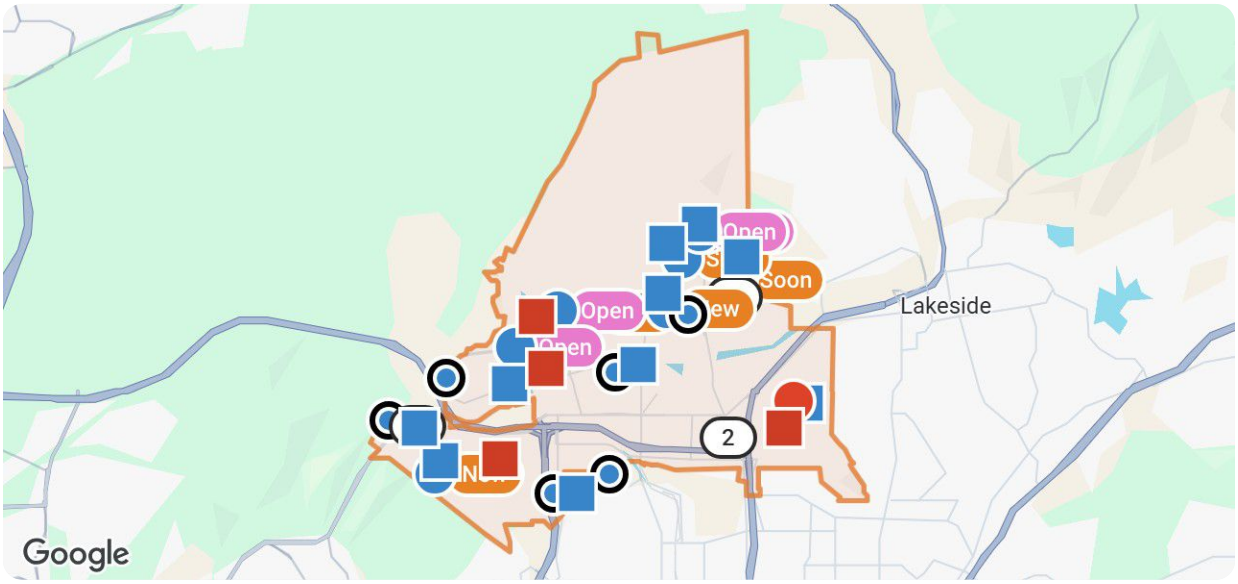
Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

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Santee, California

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- For Sale Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	4
Lowest Listing Price / Est.Value	$470,000	$450,000	$555,000	$334,960
Median Listing Price / Est.Value	$824,500	$707,500	$740,000	$657,785
Highest Listing Price / Est.Value	$1,099,900	$979,000	$1,200,000	$1,355,000
Average Price / sqft	$605	$533	$556	$505
Median Price / sqft	$550	$506	$570	$501
Average Days in RPR	4	26	28	–
Median Days in RPR	5	20	15	–
Total Volume	$8,467,799	$7,345,950	$7,521,800	$3,005,530
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

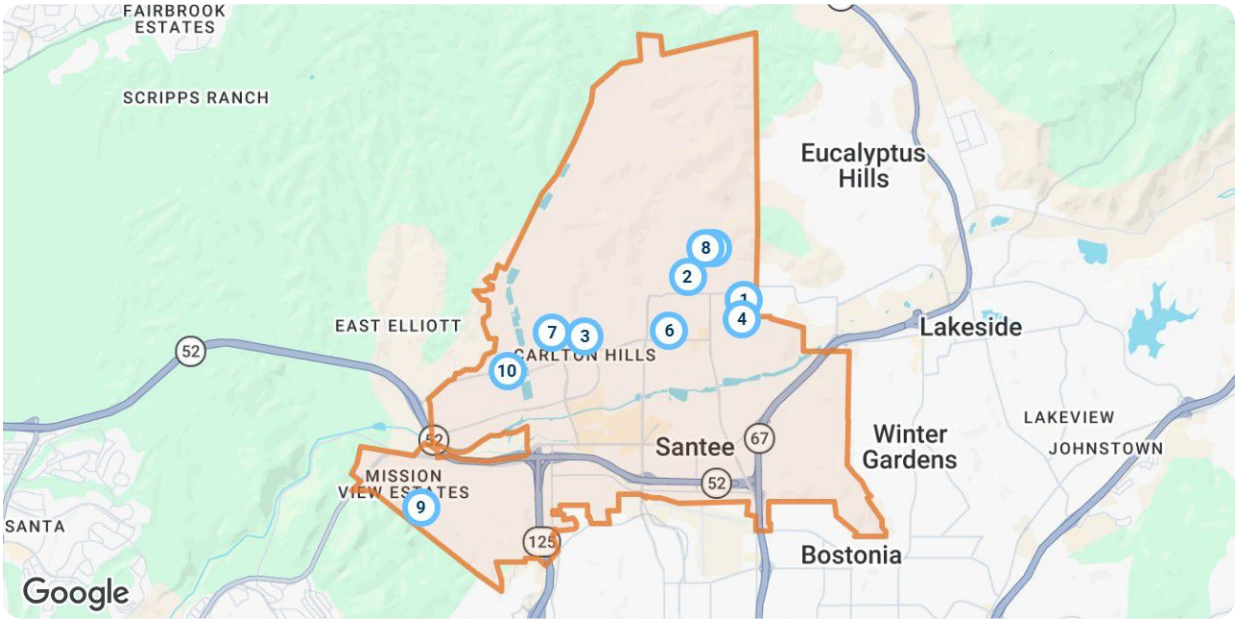
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Santee, California

Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **10263 Bell Gardens Dr, Unit 6** **Santee, CA 92071** MLS ID: NDP2609988 Active / For Sale *Listing Courtesy of ENGEL & VOLKERS DANA POINT*	Condo/Townhouse/Apt.	2/2	962	3.02 acres	1987	11/2/2026 2 days	$470,000 $489/sq ft
2  **9228 Elton Dr** **Santee, CA 92071** MLS ID: 260026170 Active / For Sale *Listing Courtesy of Zakkout Real Estate Services*	Single Family	2/2	900	8,944 sqft	1957	11/2/2026 2 days	$750,000 $833/sq ft
3  **8551 S Slope Dr** **Santee, CA 92071** MLS ID: 260026120 Active / For Sale *Listing Courtesy of eXp Realty of California, Inc.*	Single Family	4/3	2,160	7,608 sqft	1996	11/2/2026 2 days	$915,000 $424/sq ft
4  **10355 Woodwayne Dr** **Santee, CA 92071** MLS ID: PTP2608108 Active / For Sale *Listing Courtesy of BERKSHIRE HATHAWAY HOMESERVICE*	Single Family	4/2	1,359	6,599 sqft	1970	10/31/2026 4 days	$740,000 $545/sq ft
5  **8772 Glen Vista Way** **Santee, CA 92071** MLS ID: PTP2608087 Active / For Sale *Listing Courtesy of REALTY EXECUTIVES DILLON*	Single Family	4/3	1,786	4,356 sqft	2006	10/30/2026 5 days	$849,999 $476/sq ft

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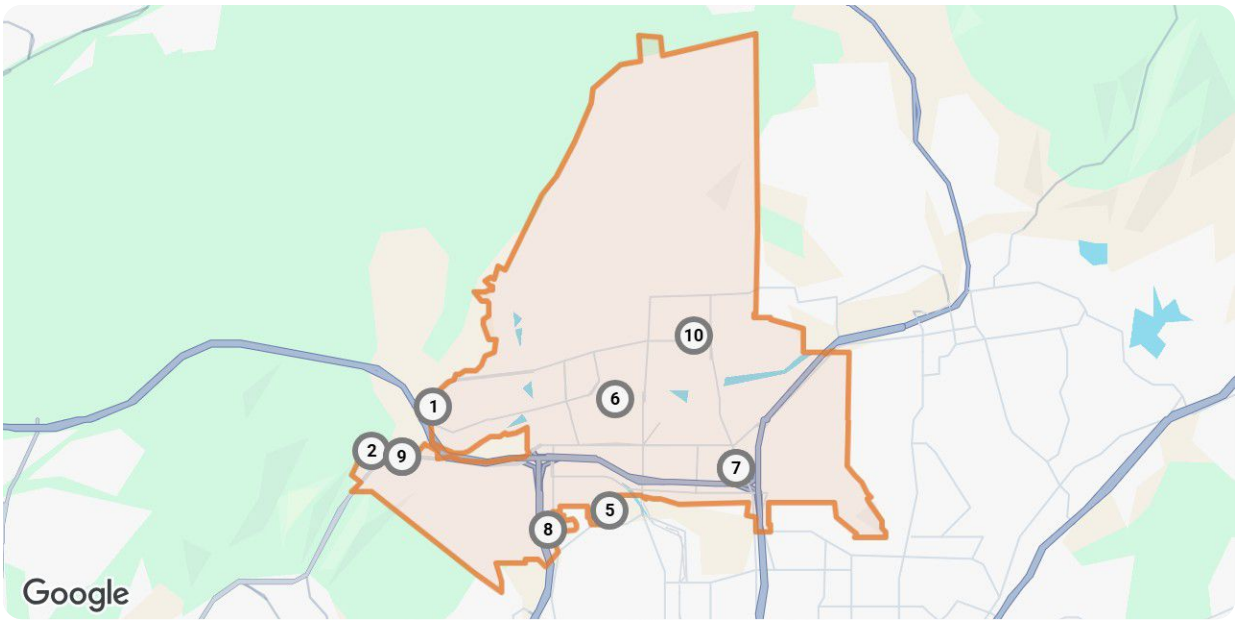
Santee, California

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New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **9466 Lake Canyon Rd** **Santee, CA 92071** MLS ID: PTP2608083 Active / For Sale *Listing Courtesy of LEGACY WEST REALTY*	Single Family	4/3	1,828	6,499 sqft	1972	10/30/2026 5 days	$1,099,900 $602/sq ft
7  **200 River Rock Ct** **Santee, CA 92071** MLS ID: PTP2608035 Active / For Sale *Listing Courtesy of GECKO REALTY*	Single Family	3/3	1,526	4.9 acres	1998	10/30/2026 5 days	$795,000 $521/sq ft
8  **10105 Shaggybark Dr** **Santee, CA 92071** MLS ID: 260025993 Active / For Sale *Listing Courtesy of EXp Realty of California, Inc.*	Single Family	3/2	1,032	6,098 sqft	1971	10/30/2026 5 days	$799,000 $774/sq ft
9  **9713 Dragoye Dr** **Santee, CA 92071** MLS ID: 260025941 Active / For Sale *Listing Courtesy of Real Broker*	Single Family	3/2	1,137	8,276 sqft	1970	10/29/2026 6 days	$949,900 $835/sq ft
10  **9177 Gorge Ave** **Santee, CA 92071** MLS ID: PTP2608007 Active / For Sale *Listing Courtesy of COLDWELL BANKER WEST*	Single Family	5/2	1,980	7,000 sqft	1959	10/29/2026 6 days	$1,099,000 $555/sq ft

Pending

Source: Listings



Legend

Pending

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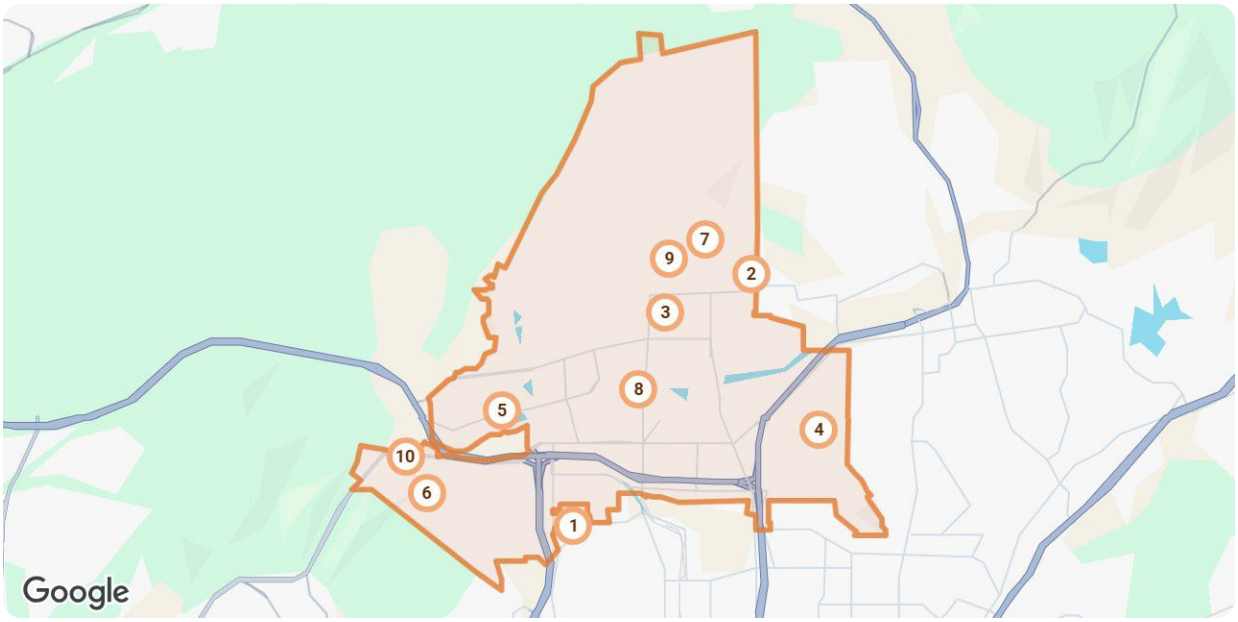
	Pending: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / $ Per Sq Ft	Pending Date / Days in RPR
1	 **10343 Woodwayne Dr** **Santee, CA 92071** MLS ID: PTP2607313 Pending / For Sale *Listing Courtesy of BERKSHIRE HATHAWAY HOMESERVICE*	Single Family	4/2	1,359	6,499 sqft 1970	10/17/2026	$700,000 $515/sq ft	11/2/2026 16 days
2	 **10604 Queen Jessica Ln** **Santee, CA 92071** MLS ID: 260024371 Pending / For Sale *Listing Courtesy of Mission Realty Group*	Condo/Townhouse/Apt.	2/1	869	1,742 sqft 1974	10/7/2026	$450,000 $518/sq ft	10/30/2026 23 days
3	 **348 Millstream Ct** **Santee, CA 92071** MLS ID: 260025430 Pending / For Sale *Listing Courtesy of Mission Realty Group*	Condo/Townhouse/Apt.	3/3	1,548	– 2021	10/21/2026	$699,000 $452/sq ft	10/28/2026 7 days
4	 **148 Via Montisi** **Santee, CA 92071** MLS ID: 260019531 Pending / For Sale *Listing Courtesy of Opendoor Brokerage Inc.*	Condo/Townhouse/Apt.	2/3	1,239	8.08 acres 2005	8/10/2026	$579,000 $467/sq ft	10/28/2026 79 days
5	 **9214 Dalehurst Rd** **Santee, CA 92071** MLS ID: PTP2606901 Pending / For Sale *Listing Courtesy of COLDWELL BANKER WEST*	Single Family	3/2	1,194	6,534 sqft 1960	9/28/2026	$749,950 $628/sq ft	10/27/2026 29 days
6	 **8680 Tobago Ln** **Santee, CA 92071** MLS ID: PTP2606900 Pending / For Sale *Listing Courtesy of COLDWELL BANKER WEST*	Condo/Townhouse/Apt.	3/3	1,440	– 2020	9/11/2026	$715,000 $497/sq ft	10/27/2026 46 days
7	 **52 Via Sovana** **Santee, CA 92071** MLS ID: 260024075 Pending / For Sale *Listing Courtesy of Melissa Goldstein Tucci*	Condo/Townhouse/Apt.	3/4	1,461	8.08 acres 2007	10/2/2026	$665,000 $455/sq ft	10/25/2026 23 days
8	 **9312 Carita Rd** **Santee, CA 92071** MLS ID: PTP2607563 Pending / For Sale *Listing Courtesy of VELOCITY REALTY*	Single Family	3/2	1,277	6,799 sqft 1975	10/7/2026	$850,000 $666/sq ft	10/24/2026 17 days
9	 **9392 Song Bird Way** **Santee, CA 92071** MLS ID: NDP2609551 Pending / For Sale *Listing Courtesy of PACIFIC SOTHEBY'S INT'L REALTY*	Single Family	3/3	2,016	3,920 sqft 2023	10/15/2026	$979,000 $486/sq ft	10/20/2026 5 days
10	 **9735 Vomac Rd** **Santee, CA 92071** MLS ID: 260024605 Pending / For Sale *Listing Courtesy of Real Broker*	Single Family	3/2	1,482	9,583 sqft 1960	10/9/2026	$959,000 $647/sq ft	10/20/2026 11 days

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Santee, California

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **9469 Carlton Oaks Dr, Unit A** **Santee, CA 92071** MLS ID: 260024255 Closed / For Sale *Courtesy of Redfin Corporation*	Condo/Townhouse/Apt.	3/2	1,180	1,306 sqft 1978	11/2/2026 3 days	$555,000 $470/sq ft	↑ 1.09%
2  **9364 Leticia Dr** **Santee, CA 92071** MLS ID: 260024205 Closed / For Sale *Courtesy of Compass*	Single Family	4/2	1,455	8,712 sqft 1974	11/2/2026 2 days	$800,000 $550/sq ft	↓ 3.6%
3  **9959 Pebble Beach Dr** **Santee, CA 92071** MLS ID: 260022256 Closed / For Sale *Courtesy of Century 21 Affiliated*	Single Family	3/2	1,274	0.27 acres 1973	11/2/2026 15 days	$789,900 $620/sq ft	↓ 1.25%
4  **10925 Greencastle St** **Santee, CA 92071** MLS ID: 260023349 Closed / For Sale *Courtesy of Pacific Sotheby's Int'l Realty*	Single Family	2/2	1,104	6,098 sqft 1972	10/30/2026 15 days	$740,000 $670/sq ft	↓ 1.33%
5  **8852 Railroad Ave** **Santee, CA 92071** MLS ID: 260019129 Closed / For Sale *Courtesy of EXp Realty of California, Inc.*	Single Family	3/2	1,254	8,712 sqft 1958	10/28/2026 9 days	$740,000 $590/sq ft	–

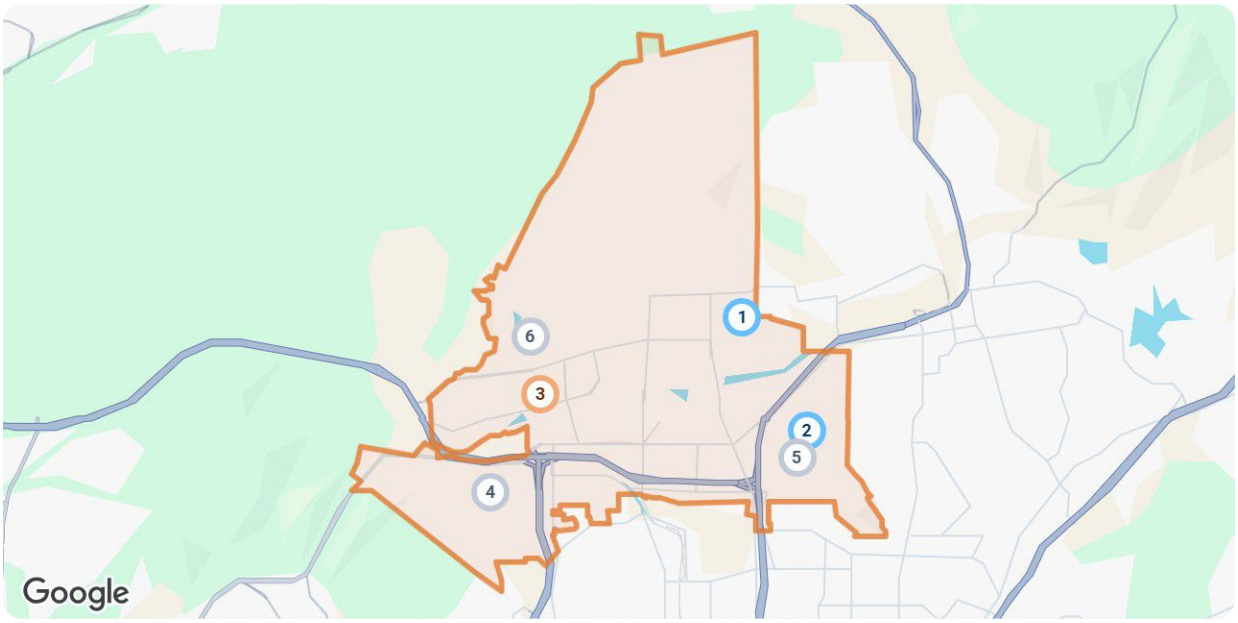
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Santee, California

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6  **8517 Rhone Rd** **Santee, CA 92071** MLS ID: 260023951 Closed / For Sale *Courtesy of Opendoor Brokerage Inc.*	Single Family	4/2	1,272	7,788 sqft 1978	10/27/2026 2 days	$782,500 $615/sq ft	↓ 1.57%
7  **9434 Domer Rd** **Santee, CA 92071** MLS ID: 260022381 Closed / For Sale *Courtesy of Century 21 Affiliated*	Single Family	3/1	950	– 1960	10/22/2026 15 days	$679,900 $716/sq ft	–
8  **112 Via Sovana** **Santee, CA 92071** MLS ID: NDP2604924 Closed / For Sale *Courtesy of COLDWELL BANKER REALTY*	Condo/Townhouse/Apt.	3/4	1,657	– 2005	10/21/2026 148 days	$665,000 $401/sq ft	↓ 1.48%
9  **9708 Domer Rd** **Santee, CA 92071** Closed / Public Record	Single Family	3/2	1,092	7,200 sqft 1960	10/20/2026 – days	$569,500 $748/sq ft	–
10  **9910 Mollie Ln** **Santee, CA 92071** MLS ID: 260021158 Closed / For Sale *Courtesy of ProWest Properties*	Single Family	4/3	2,969	0.3 acres 1999	10/20/2026 44 days	$1,200,000 $404/sq ft	↓ 4%

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

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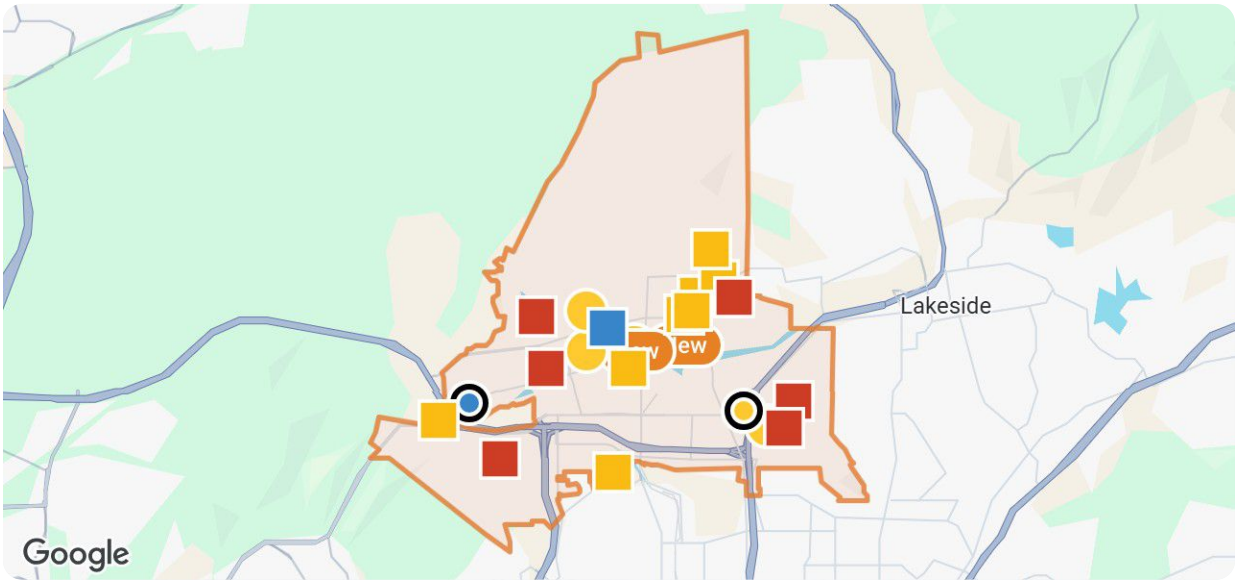
	Distressed: 4 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	 **10135 Peaceful Ct** **Santee, CA 92071** Off Market / Public Record	Condo/Townhouse/Apt.	2/1	896	4.23 acres 1974	– – days	– $490/sq ft	10/12/2026 Notice of Default
2	 **8731 Graves Ave, Unit 21** **Santee, CA 92071** Off Market / Public Record	Condo/Townhouse/Apt.	1/1	655	2.35 acres 1987	– – days	– $511/sq ft	10/19/2026 Notice of Default
3	 **8714 Ruocco Dr** **Santee, CA 92071** Off Market / Public Record	Single Family	3/3	2,800	0.46 acres 2016	– – days	– $484/sq ft	9/11/2026 Notice of Default
4	 **9750 Settle Rd** **Santee, CA 92071** Off Market / Public Record	Single Family	3/2	1,642	9,000 sqft 1960	– – days	– $534/sq ft	9/24/2026 Notice of Default

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Santee, California

Summary

For Lease Activity in the Last 3 Months



Legend

- For Lease
- Recently Closed
- Distressed
- Recently Leased

	New	Closed	Distressed
Number of Properties	3	7	4
Lowest Listing Price / Est.Value	$3,500	$2,575	$334,960
Median Listing Price / Est.Value	$3,895	$3,895	$657,785
Highest Listing Price / Est.Value	$2,545,000	$830,000	$1,355,000
Average Price / sqft	$949	$139	$505
Median Price / sqft	$3	$3	$501
Average Days in RPR	33	29	–
Median Days in RPR	41	25	–
Total Volume	$2,552,395	$1,522,042	$3,005,530
Source	Listings	Public Records & Listings	Public Records & Listings

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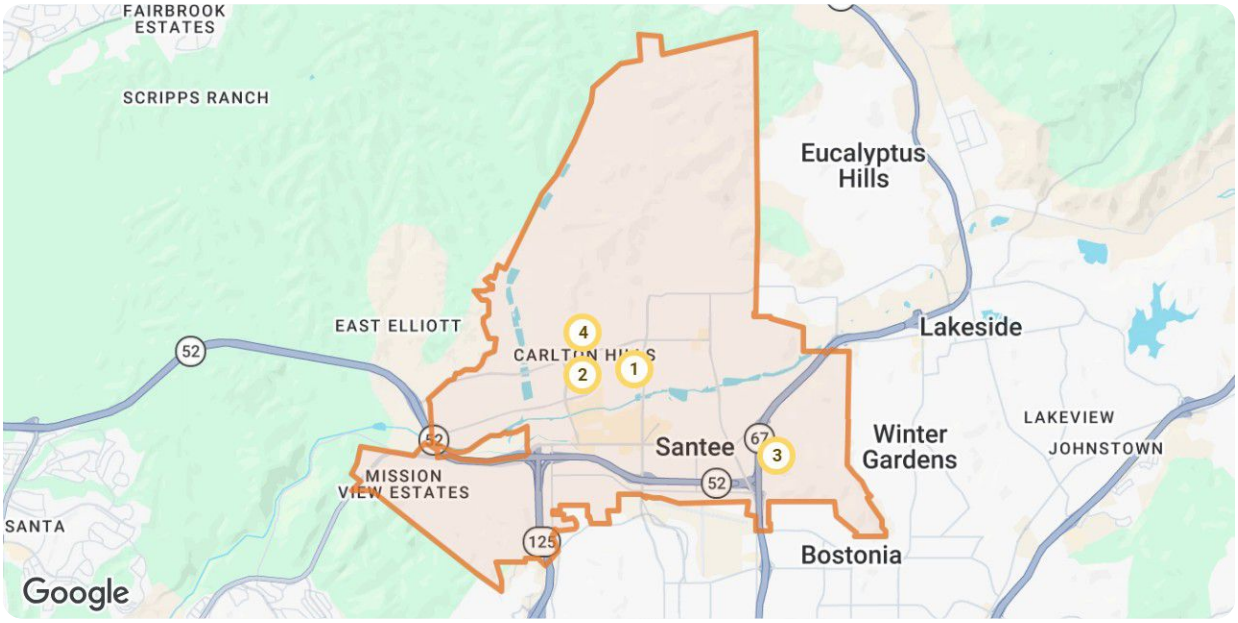
Santee, California

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Market Activity Breakdown

New

Source: Listings



Legend

Active For Lease

New: 3 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **10112 Peaceful Ct** **Santee, CA 92071** MLS ID: 260025901 Active / For Lease *Courtesy of Petra Real Estate*	Condo/Townhouse/Apt.	2/1	896	3.98 acres	1974	10/29/2026 6 days	$2,545,000 mo. $2,840/sq ft
2  **9759 Abbeywood Rd** **Santee, CA 92071** MLS ID: 260023427 Active / For Lease *Courtesy of The Equity Company*	Single Family	3/2	1,456	–	1960	9/24/2026 41 days	$3,895 mo. $3/sq ft
3  **9439 Domer Rd** **Santee, CA 92071** MLS ID: 260022462 Active / For Lease *Courtesy of Raquel Castle, Broker*	Single Family	3/2	1,136	–	2025	9/13/2026 52 days	$3,500 mo. $3/sq ft

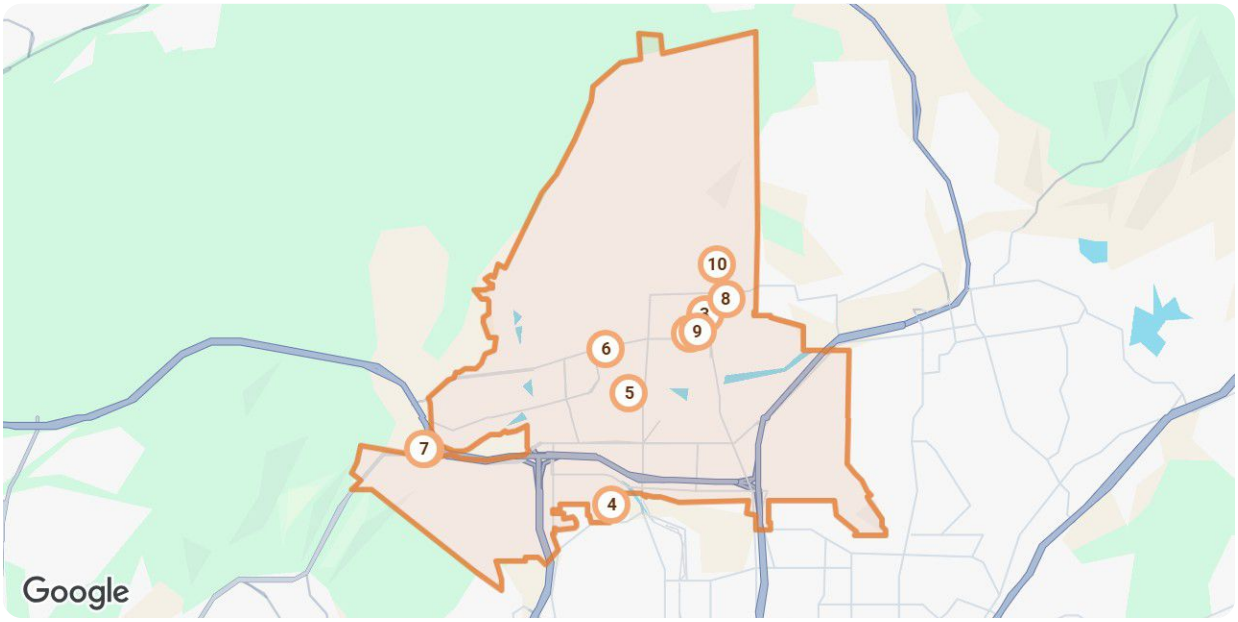
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Santee, California

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Closed

Source: Public Records and Listings



Legend

Closed

Closed: 7 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **8427 Carlton Oaks Dr** **Santee, CA 92071** MLS ID: PTP2605834 Closed / For Sale and For Lease *Courtesy of VILLANUEVA PROPERTIES*	Single Family	4/2	1,661	6,098 sqft 1972	10/13/2026 28 days	$830,000 $500/sq ft	↓ 2.35%
2  **9829 Caspi Gardens Dr, Unit 8** **Santee, CA 92071** MLS ID: PTP2606773 Closed / For Lease *Courtesy of THE REAL ESTATE AGENCY*	Condo/Townhouse/Apt.	3/2	1,348	– –	10/1/2026 25 days	– $3/sq ft	–
3  **10793 Tamar Ter, Unit A** **Santee, CA 92071** MLS ID: 260021612 Closed / For Lease *Courtesy of The Equity Company*	Condo/Townhouse/Apt.	2/3	1,017	2.02 acres 1986	9/30/2026 8 days	– $3/sq ft	–
4  **170 Via Montisi** **Santee, CA 92071** MLS ID: IG26160068 Closed / For Sale and For Lease *Courtesy of EXP REALTY OF CALIFORNIA INC.*	Condo/Townhouse/Apt.	3/4	1,461	8.08 acres 2006	9/15/2026 13 days	$674,977 $462/sq ft	–
5  **10328 Great Rock Rd** **Santee, CA 92071** MLS ID: 260017141 Closed / For Lease *Courtesy of David Genzler, Broker*	Condo/Townhouse/Apt.	2/1	950	– 1975	9/14/2026 62 days	– $3/sq ft	–

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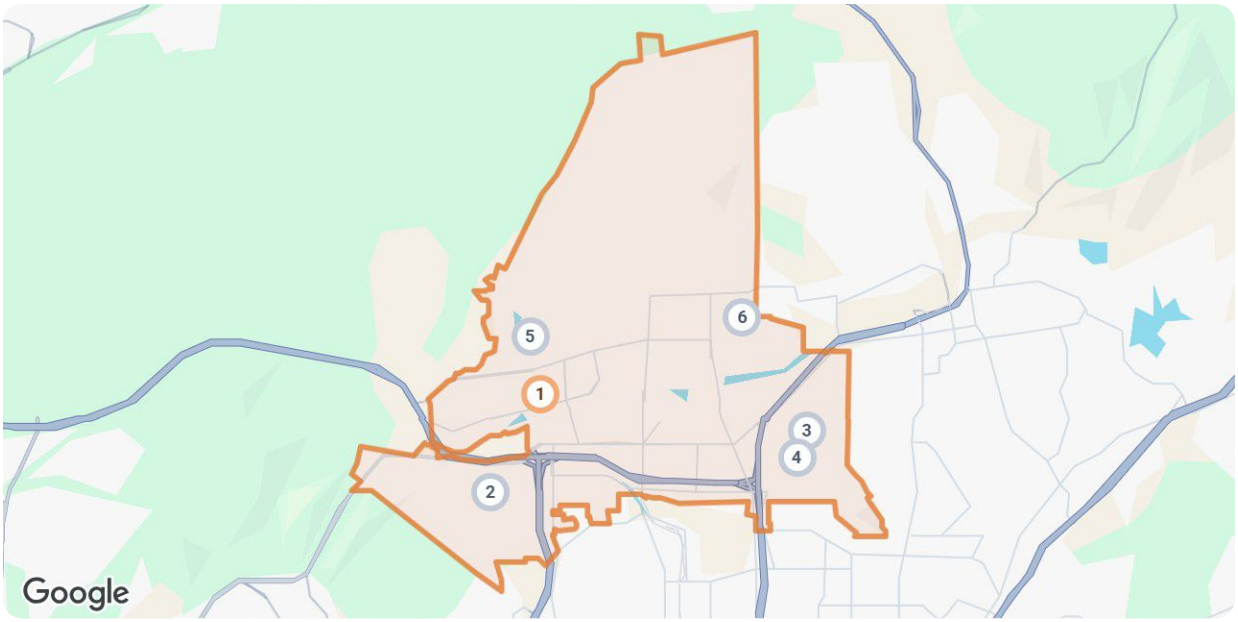
Santee, California

Shop|Prop

Closed: 7 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
6  **9504 Paseo De Los Castillos** **Santee, CA 92071** MLS ID: 260020379 Closed / For Lease *Courtesy of 1st Class Real Estate SD*	Single Family	3/2	1,757	– 2006	9/5/2026 17 days	– $2/sq ft	–
7  **278 Brookview Ct** **Santee, CA 92071** MLS ID: 260014487 Closed / For Lease *Courtesy of The Equity Company*	Single Family	3/2	1,369	– 1997	8/15/2026 49 days	– $3/sq ft	–

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 4 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1  **10135 Peaceful Ct** **Santee, CA 92071** Off Market / Public Record	Condo/Townhouse/Apt.	2/1	896	4.23 acres 1974	– – days	– $490/sq ft	10/12/2026 Notice of Default
2  **8731 Graves Ave, Unit 21** **Santee, CA 92071** Off Market / Public Record	Condo/Townhouse/Apt.	1/1	655	2.35 acres 1987	– – days	– $511/sq ft	10/19/2026 Notice of Default
3  **8714 Ruocco Dr** **Santee, CA 92071** Off Market / Public Record	Single Family	3/3	2,800	0.46 acres 2016	– – days	– $484/sq ft	9/11/2026 Notice of Default

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Santee, California

Distressed: 4 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
4  **9750 Settle Rd** **Santee, CA 92071** Off Market / Public Record	Single Family	3/2	1,642	9,000 sqft 1960	– – days	– $534/sq ft	9/24/2026 Notice of Default

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